**Question:**

Our client is also investing in a freight shipping company, he has asked us to investigate the top 4 States in the shipping industry, so they can in turn use our data to invest in the best State connected to the shipping industry. Using Google, we have deduced that the top four shipping States in the USA are Texas, California, Ohio, and Illinois.

**Process:**

* Using the “groupby” and “.mean” functions, we were able to make a list of dictionaries and create a linear regression model for our client. We compared the years and the average prices of each property type for those years and accumulated amazing data, with an average R-squared value of “.9”.

**Findings:**

***Data Frame***

***A screenshot of a computer screen

Description automatically generated***

* After cleaning the respected data frames and grouping/finding the correct means, I have accumulated the following plots.

***Plots***

***A graph of a graph showing the average prices of all home types

Description automatically generated***

***A graph with a line and a red line

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* All 8 plots were extremely helpful in clarifying the data to the client, with an R-squared value of 0.9, the plots were highly precise and reliable. Each state has had a dramatic increase in property value over the past ten years, with only upward trends.

**Implications**

The data suggests that California is the best state to invest in real estate housing, out of these four major shipping States. Not only does it hold the most value in real estate, but it also shows the greatest upward trend in slope. We’ve averaged “All home types” and separated condos to make it easier for the client to understand. Family homes and Condos usually hold similar trends but come with a different lifestyle. After all is said in done, California is the best State to make money in real estate, while investing in shipping companies.